



~~February 20, 2007 CPC~~
~~May 15, 2007 CPC~~
July 17, 2007 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0223

GBS Holding, Ltd.

Matoaca and Midlothian Magisterial Districts
Watkins and Evergreen Elementary; Midlothian Middle and Midlothian High Schools
Attendance Zones
East and west lines of Old Hundred and Otterdale Roads

REQUEST: Rezoning from Agricultural (A) and Light Industrial (I-1) to Community Business (C-3) of 270.9 acres with Conditional Use to permit multifamily and townhouse uses and rezoning from Agricultural (A) and Light Industrial (I-1) to Residential Townhouse (R-TH) of 1,124 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 1,394 .9 acre tract.

PROPOSED LAND USE:

A mix of residential, commercial, office and light industrial uses is proposed.

(STAFF NOTE: IN ORDER FOR THE COMMISSION TO CONSIDER THIS REQUEST AT THEIR JULY 17, 2007, PUBLIC HEARING, A \$250.00 DEFERRAL FEE MUST BE PAID.)

RECOMMENDATION

The applicant has requested a deferral to the Commission's August 21, 2007, public hearing.

Prior to submittal of this request, the applicant was advised of the need for a traffic impact study. To date, a complete study has not been submitted. As such, it will not be possible to evaluate any submittal of this analysis for the August meeting. In addition, this application contains proposals regarding provision of public facilities within the development. The specifics of those proposals have not been finalized. Those proposals need to be finalized well in advance of any public hearing to allow staff time to effectively evaluate the project.

Given these circumstances, staff recommends a deferral to at least November 20, 2007. If the case is deferred to November 20, 2007, any significant, new or revised information should be submitted no later than September 21, 2007, with the complete traffic study and public facility proposals submitted even sooner. Otherwise, a longer deferral may be appropriate.

CASE HISTORY

Planning Commission Meeting (2/20/07):

The Commission deferred this case to their May 15, 2007, public hearing, sixty (60) days at the applicant's request and thirty (30) days on their own motion.

Staff (2/22/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 12, 2007 for consideration at the Commission's May public hearing. The applicant was also advised that a \$250.00 deferral fee was due.

Applicant (5/14/07):

The deferral fee was paid.

Planning Commission Meeting (5/15/07):

At the request of the applicant, the Commission deferred this case to their July 17, 2007, meeting.

Staff (5/16/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 21, 2007, for consideration at the Commission's May public hearing. The applicant was also advised that a \$250.00 deferral fee was due.

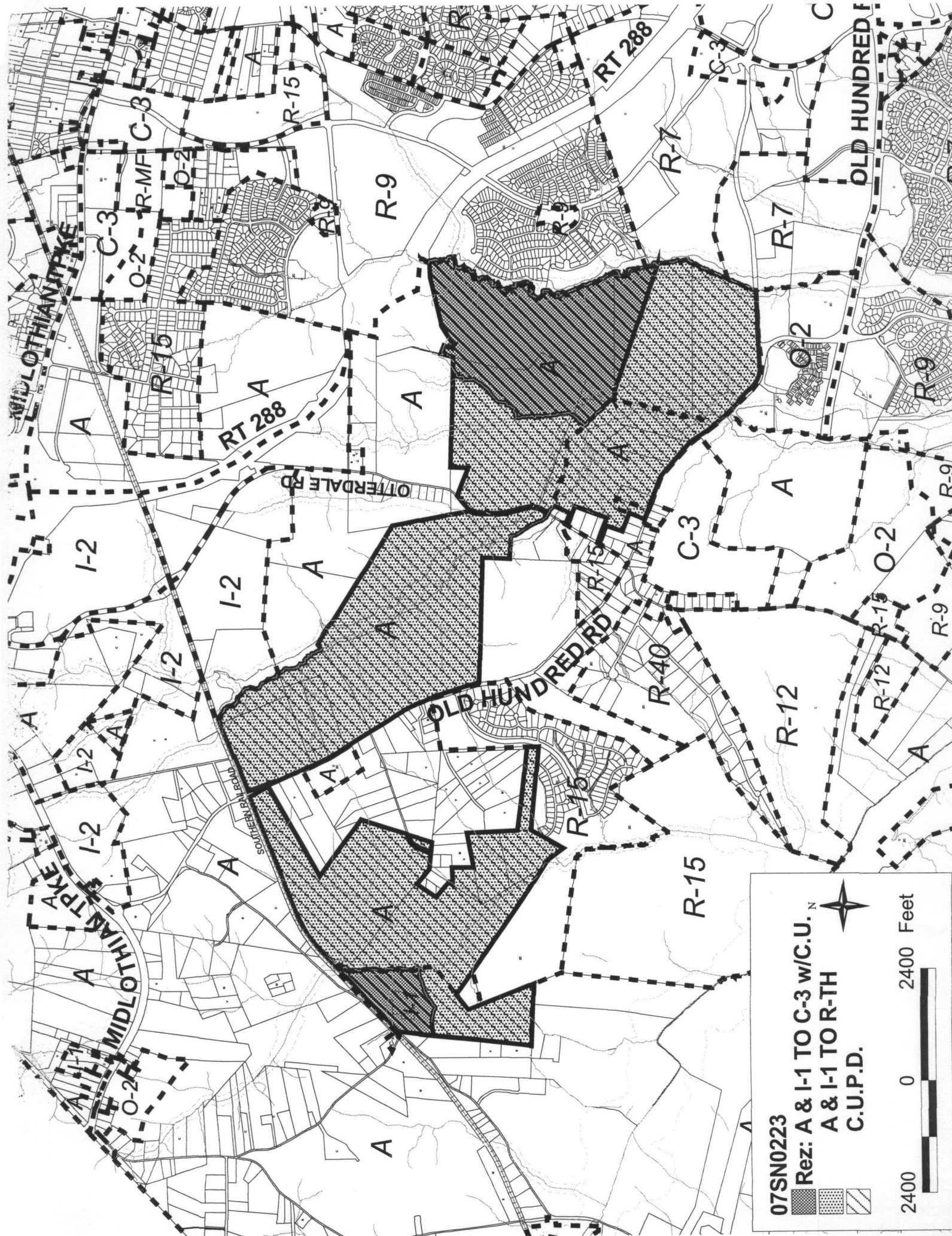
Applicant (6/13/07):

A revised Textual Statement was submitted.

Staff (6/22/07):

To date, the deferral fee has not been paid.

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07SN0223

- Rez: A & I-1 TO C-3 w/C.U.^N
- A & I-1 TO R-TH
- C.U.P.D.

